



±50 AC INDUSTRIAL LAND FOR SALE

285 GEORGETOWN RD | BRUNSWICK, GA 31523

Georgetown Rd

US Hwy-82/Corridor Z

LOCAL MARKET EXPERT

LUKE JACKSON

Commercial Real Estate Associate

ljackson@phoenixrealty.net

T 912.268.4069

M 912.222.7142

KIRK WATSON, CCIM, SIOR

Executive VP | South GA Broker

kwatson@phoenixrealty.net

T 912.268.4069

M 912.222.5480

NEWMARK
PHOENIX REALTY GROUP

Newmark Phoenix Realty Group, Inc.

561 Ocean Blvd

St. Simons Island, GA 31522

PROPERTY DETAILS



PROPERTY SPECIFICS

Zoning: General Industrial (GI)

2 miles away from Georgia Breakbulk Logistics Park served by both CSX and NS mainlines.

14 miles from Golden Isles International Airport

Owner will Subdivide

285 Georgetown Rd offers unmatched Land Development opportunities in Brunswick's rapidly growing landscape. With flexible permitted uses, High traffic counts, and a convenient location, it's an ideal solution for companies looking to tap into the market.



**±50 AC Industrial
Land Available**



**Easy Access
To US Hwy-82/
Corridor Z & I-95**



**Flexible
Development
Potential**

Development Potential:

Ideal Location for warehousing, distribution facility, Industrial Outdoor Storage, manufacturing facility

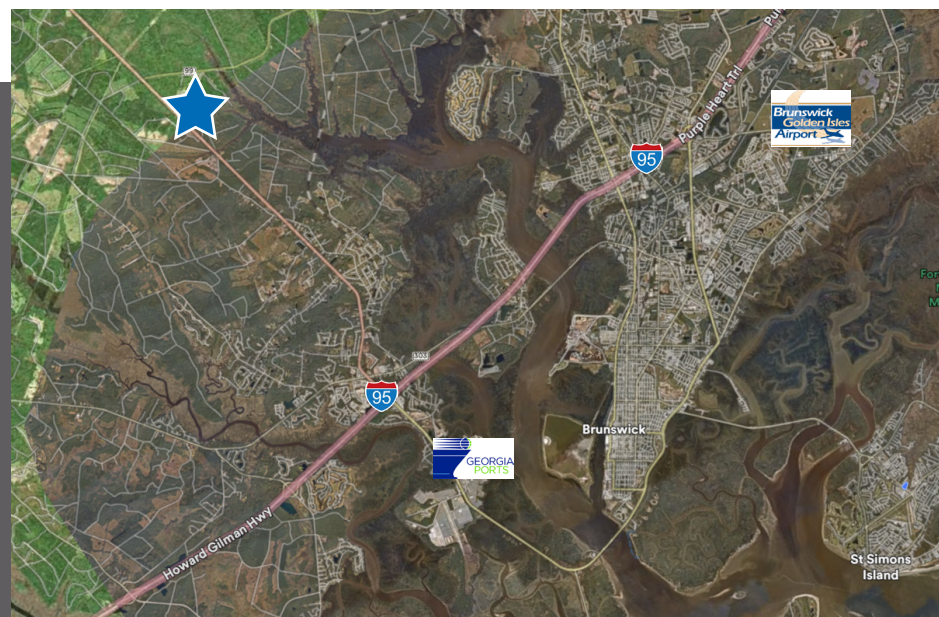
Premium Location:

Located 5 Miles from I-95. Situated halfway between Savannah and Jacksonville.

Port Accessibility:

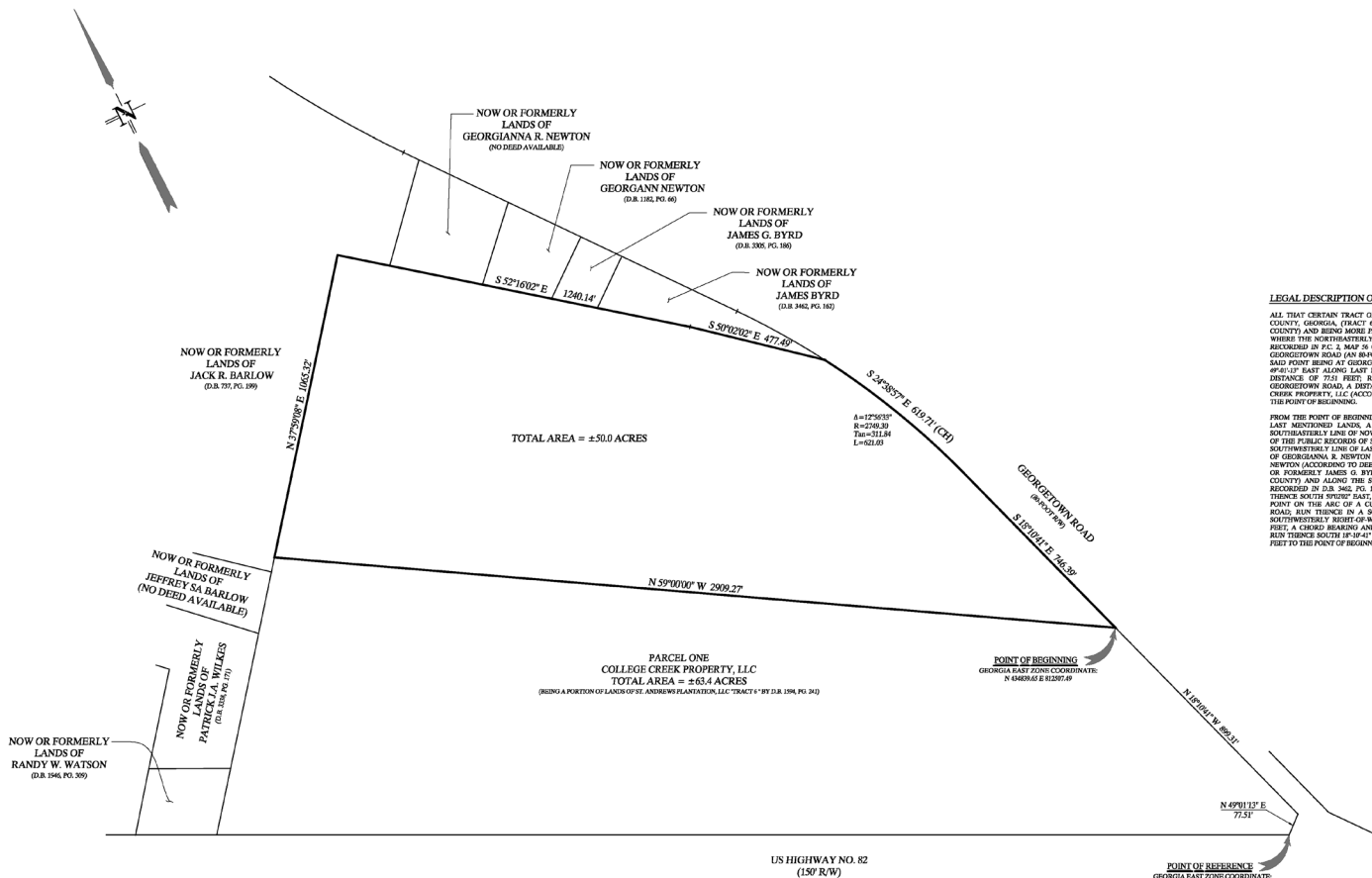
Located 15 Miles from Georgia Port Authority Mayors Point and Colonels Island terminal boasting the nation's #1 leading terminal for new auto imports.

ASKING PRICE: \$70,000/AC



SURVEY

MAP TO SHOW SKETCH OF
A PORTION OF TRACT 6,
CABBAGE BLUFF AND DOVER HALL
GLYNN COUNTY, GEORGIA
(TRACT 6 IS ACCORDING TO DEED RECORDED IN D.B. 1594, PG. 241
OF THE PUBLIC RECORDS OF SAID COUNTY)
FOR: ST. ANDREWS PLANTATION, LLC





LEGAL DESCRIPTION OF A PORTION OF TRACT 6, CABBAGE BLUFF AND DOVER HALL:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF TRACT 6, CABBAGE BLUFF AND DOVER HALL, GLYNN COUNTY, GEORGIA, TRACT 6 IS ACCORDING TO DEED RECORDED IN D.B. 1594, PG. 241 OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE POINT WHERE THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 82 (A 160-FOOT RIGHT-OF-WAY ACCORDING TO PLAT RECORDED IN P.C. 1, MAP 56) OF THE PUBLIC RECORDS INTERSECTS THE WESTERLY RIGHT-OF-WAY LINE OF GEORGETOWN ROAD (AN 80-FOOT RIGHT-OF-WAY ACCORDING TO PLAT RECORDED IN P.C. 1, MAP 56 OF THE PUBLIC RECORDS), SAID POINT BEING AT GEORGIA EAST ZONE COORDINATE NORTH 59°40'40\"/>

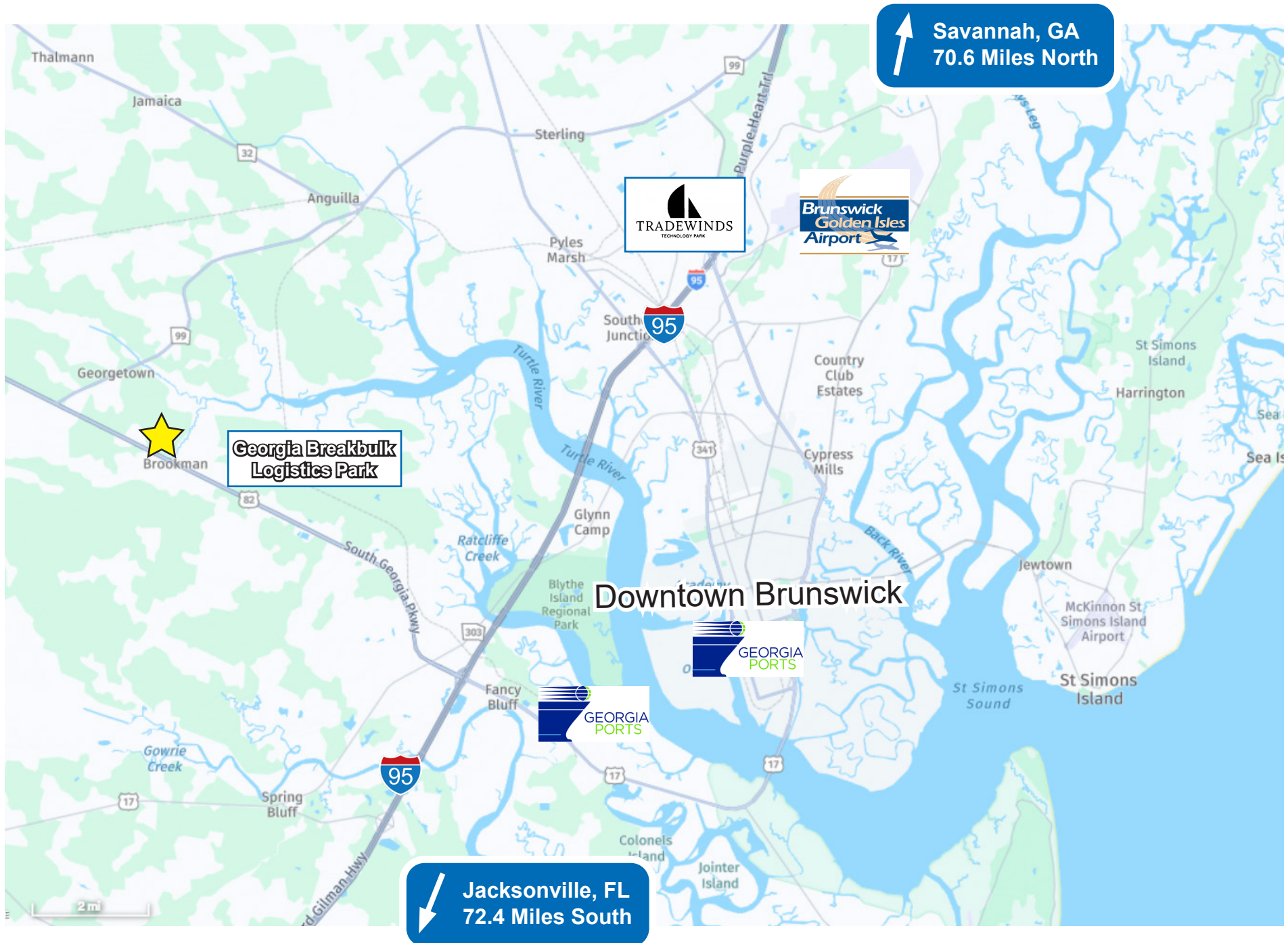
FROM THE POINT OF BEGINNING THIS DESCRIBED, RUN THENCE NORTH 59°40'40\"/>

NOTES:

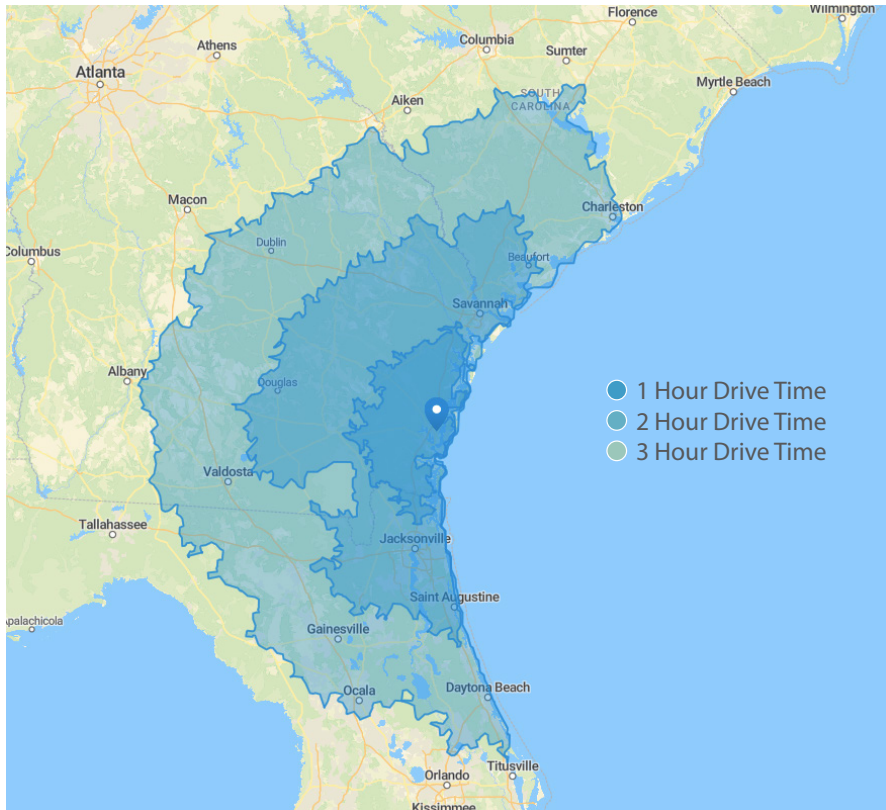
1. BEARINGS SHOWN HEREON ARE BASED ON A SURVEY OF CABBAGE BLUFF AND DOVER HALL RECORDED IN P.C. 1, MAP 56, PUBLIC RECORDS OF SAID COUNTY.
2. THIS SKETCH IS FOR THE PURPOSE OF FOLLOWING THE LEGAL DESCRIPTION AND IS NOT A BOUNDARY SURVEY. BOUNDARY OF TRACT 6 IS BASED ON PLAT RECORDED IN P.C. 1, MAP 56.
3. THERE MAY EXIST RESTRICTIONS OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY THAT ARE NOT KNOWN TO JACKSON SURVEYING, INC.
4. WETLAND AREAS OR OTHER ENVIRONMENTAL ISSUES THAT MAY AFFECT THE SUBJECT PROPERTY ARE NOT SHOWN ON THIS SKETCH.

DATE OF SKETCH OCTOBER 19, 2015	300' 150' 0' 150' 300' 450' GRAPHIC SCALE 1" = 300'
 PHILIP JACKSON GA. REGISTERED SURVEYOR NO. 3864	 JACKSON SURVEYING, INC. Surveyors and Land Planners 3528 DANKIN HIGHWAY, SUITE 217 BRUNSWICK, GEORGIA 31525 OK: (912) 265-8656 Fax: (912) 265-8559 DOB: 01/15/1971 DOB BY: 02/15/2015

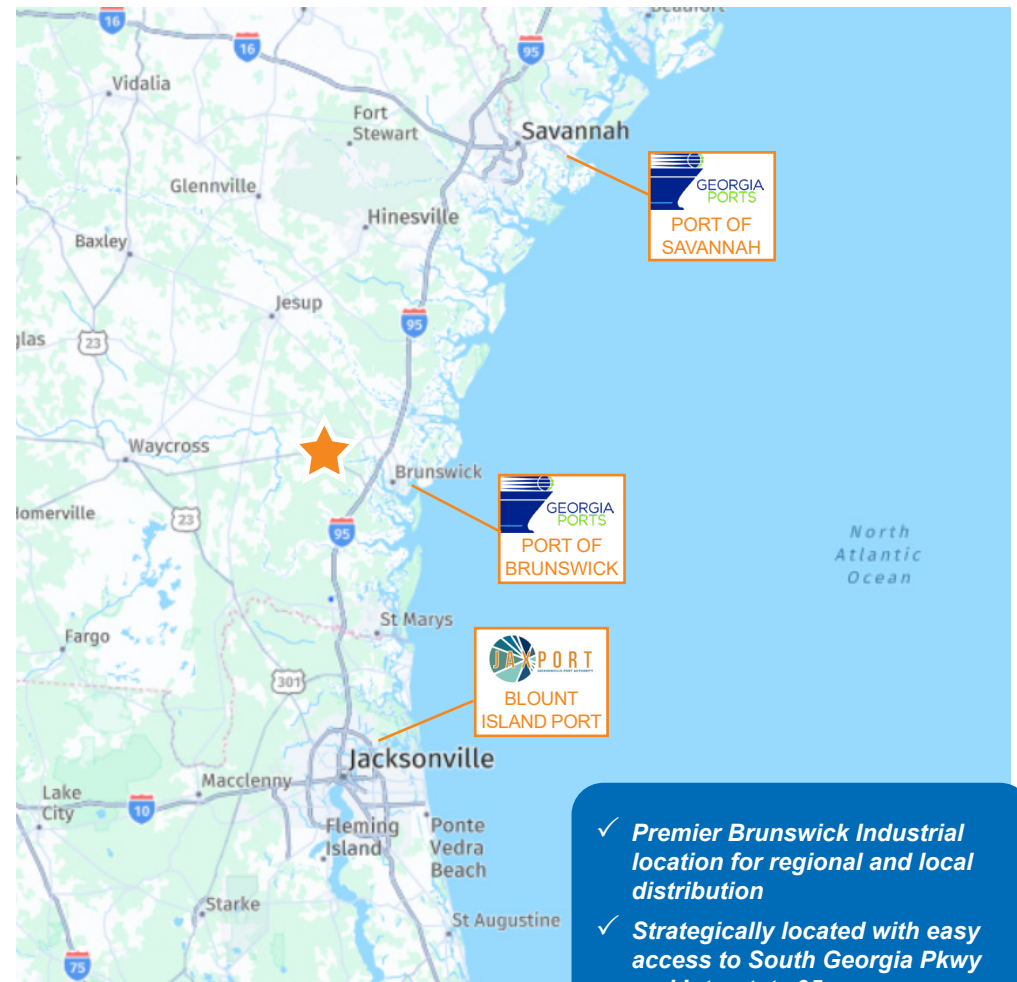
PROPERTY PHOTOS



EXCELLENT CONNECTIVITY



Point of Interest	Time	Miles
I-95	10 mins	7.4
Golden Isles Pkwy	15 mins	12.7
Port of Brunswick	18 mins	11.4
Brunswick Golden Isles Airport	23 mins	19
JaxPort Blount Island	65 mins	68.7
Port of Savannah	85 min	88.8



- ✓ **Premier Brunswick Industrial location for regional and local distribution**
- ✓ **Strategically located with easy access to South Georgia Pkwy and Interstate 95**